



**TOWN OF MINTO** April 02<sup>nd</sup>, 2024  
**MEETING DATE:** Committee of Adjustment  
**REPORT TO:** Building Department  
**SERVICE AREA:** PLN 2024-014 – Minor Variance: MV 2024-03 – Quinn  
**SUBJECT:** Wilson & Trent Gimblet  
415 Cavan Street, Palmerston

## RECOMMENDATION

THAT the Committee of Adjustment receives report PLN 2024-014 regarding proposed Minor Variance, MV 2024-03 Quinn Wilson & Trent Gimblet, for property legally described as LOT 56 E/S MILL LANE ST with a municipal address of 415 Cavan Street, Palmerston, in the Town of Minto, for information and considers approving the application with the following condition: THAT a Grading and Drainage Plan is prepared by an Ontario Land Surveyor or Engineer and is submitted to and approved by the Town of Minto prior to the issuance or a Building Permit.

## BACKGROUND

The subject property for the proposed Minor Variance has a municipal address of 415 Cavan St. The property is located within the Urban Boundary of Palmerston and is approximately 809.5 m<sup>2</sup> (8,712 ft<sup>2</sup>) in size. The property currently has an existing single family detached dwelling and 2 accessory structures. The accessory structures will be demolished to facilitate the construction of the detached garage on the same location.



Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

## Purpose & Effect

The owners of the property are proposing to construct a 98.85m<sup>2</sup> (1064.0 sq. ft.) 3 car detached garage. The property is currently zoned R2 – Medium-density Residential Zone, which permits accessory structures with a combined maximum lot coverage of 10% or 81.0m<sup>2</sup> (871.2 ft<sup>2</sup>) for all accessory buildings. The proposal exceeds the maximum lot coverage by 2.3% or by 17.91m<sup>2</sup> (192.8 sq. ft). Additional relief may be considered at this meeting.

## Wellington County Official Plan

The subject property is currently designated by the County of Wellington Official Plan as Residential.

### Town of Minto Zoning By-law

The subject property is currently zoned Medium Density Residential (R2) by the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, which permits for accessory structures on the property. The relief requested is outlined in the table below. With the exception of the size of the proposed detached garage, the proposal complies with all other aspects of the zoning by-law.

Accessory Uses			
Section	Maximum	Proposed	Difference
6.1.4 a) Maximum Lot Coverage	871.02 ft <sup>2</sup>	1064 ft <sup>2</sup>	192.98 ft <sup>2</sup>
	10%	12.3%	2.3%

### COMMENTS

Town Staff, Wellington County's Planning Department, Maitland Valley Conservation Authority, property owners within 60m (200 ft) of the subject property, and any other agencies required by the *Planning Act* have been circulated the application for review and the following comments were received.

#### Wellington County's Planning Department

The County has reviewed the application and have indicated their understanding of the relief being requested and note they have no concerns with recommending the requested relief be approved.

#### Wellington Source Water Protection (SWP)

The property is identified within a vulnerable area by the Wellington Source Water Protection Area. However, since the activities proposed pose no significant threat to drinking water, the application can be screened out, eliminating the need for a Section 59 notice under the Clean Water Act.

#### Maitland Valley Conservation Authority (MVCA)

MVCA has reviewed the application and have no concerns.

#### Town of Minto Staff

Public Works staff have noted that the prior to the issuance of a Building Permit, a site Grading and Drainage Plan is required to be completed by an Ontario Land Surveyor or Professional Engineer and is to be submitted to and approved by the Town, and have requested that this be added as a Condition to the approval of the Minor Variance.

Town staff are satisfied that the proposed relief requested meets the four tests of the Minor Variance and are recommending the relief be approved. With the location of the existing dwelling unit, there is ample space on the lot for the detached garage. Further, Public Works have noted that an Entrance Permit may be required prior to the issuance of a Building Permit if the existing entrance is being relocated.

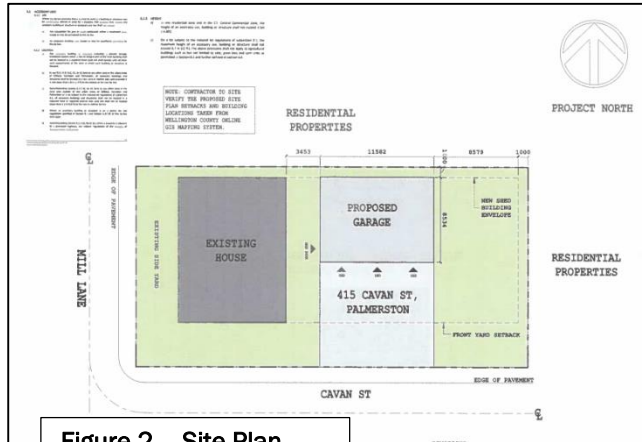


Figure 2 – Site Plan

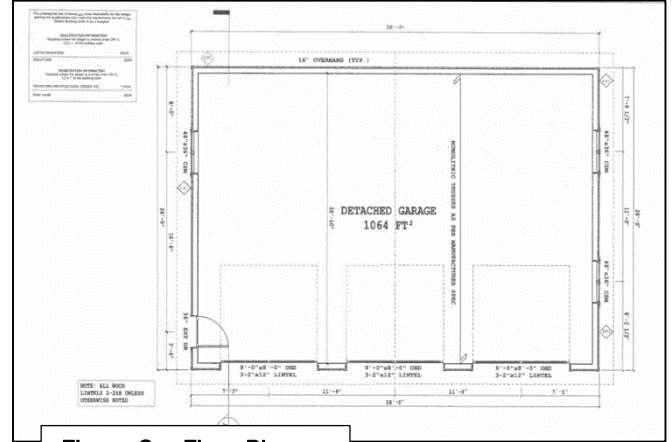


Figure 3 – Floor Plan

### Minor Variance Four Tests

When the Committee is considering a Minor Variance application, Section 45(1) of the *Planning Act* must be applied to determine if the Minor Variance should be approved. The four tests are as follows:

Criteria	Response
Is the application minor in nature?	Yes, the applicant is requesting minor relief to build a detached garage.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the proposed accessory structure is permitted use on an existing lot and replaces 2 existing accessory structures.
Is it in keeping with the general intent and purpose of the Zoning By-law?	Yes, the proposed accessory structure is permitted use on an existing lot.
Is it in keeping with the general intent and purpose of the Official Plan?	Yes, the proposed accessory structure is permitted use on an existing lot.

No additional comments or concerns were raised by Town staff or by external agencies. No additional formal written submissions, or registrations to attend the Public Hearing, were received prior to the submission of this report.

### STRATEGIC PLAN

#### Goal 1: Manage Our Infrastructure

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

**PREPARED BY:** Sama Haghghi, Planning Coordinator

**RECOMMENDED BY:** Chris Harrow, Interim Chief Administrative Officer  
Mark Potter, Interim Chief Administrative Officer